



LAND USE APPLICATION

CITY OF MADISON

215 Martin Luther King Jr. Blvd; Room LL-100
PO Box 2985; Madison, Wisconsin 53701-2985
Phone: 608.266.4635 | Facsimile: 608.267.8739

- All Land Use Applications should be filed with the Zoning Administrator at the above address.
- The following information is required for all applications for Plan Commission review except subdivisions or land divisions, which should be filed using the Subdivision Application.
- This form may also be completed online at:
www.cityofmadison.com/developmentcenter/landdevelopment

FOR OFFICE USE ONLY:	
Amt. Paid _____	Receipt No. _____
Date Received _____	
Received By _____	
Parcel No. _____	
Aldermanic District _____	
Zoning District _____	
Special Requirements _____	
Review Required By:	
<input type="checkbox"/> Urban Design Commission	<input type="checkbox"/> Plan Commission
<input type="checkbox"/> Common Council	<input type="checkbox"/> Other: _____

Form Effective: February 21, 2013

1. **Project Address:** 3118 Kingsley Way, Madison, WI 53711
Project Title (if any): Summit Strength and Fitness-training

2. **This is an application for (Check all that apply to your Land Use Application):**

- Zoning Map Amendment from _____ to _____
- Major Amendment to Approved PD-GDP Zoning Major Amendment to Approved PD-SIP Zoning
- Review of Alteration to Planned Development (By Plan Commission)
- Conditional Use, or Major Alteration to an Approved Conditional Use
- Demolition Permit
- Other Requests: _____

3. **Applicant, Agent & Property Owner Information:**

Applicant Name: Ken Kubiesa Company: Summit Strength & Fitness LLC

Street Address: 4707 Nora Ln., Madison, WI Zip: 53711

Telephone: (630) 251 1443 Fax: 630) 516 1808 Email: kubiesa@kkatty.com

Project Contact Person: Ken Kubiesa Company: Summit Strength & Fitness LLC

Street Address: (see above) City/State: _____ Zip: _____

Telephone: () Fax: () Email: _____

Property Owner (if not applicant): Joda Enterprises, LLC

Street Address: 3118 Kingsley Way City/State: Madison WI Zip: 53711

4. **Project Information:**

Provide a brief description of the project and all proposed uses of the site: Physical training and fitness training for rock climbing athletes and coaches

Development Schedule: Commencement currently Completion December 11, 2016

5. Required Submittal Information

All Land Use applications are required to include the following:

Project Plans including:*

- Site Plans (fully dimensioned plans depicting project details including all lot lines and property setbacks to buildings; demolished/proposed/altered buildings; parking stalls, driveways, sidewalks, location of existing/proposed signage; HVAC/Utility location and screening details; useable open space; and other physical improvements on a property)
- Grading and Utility Plans (existing and proposed)
- Landscape Plan (including planting schedule depicting species name and planting size)
- Building Elevation Drawings (fully dimensioned drawings for all building sides, labeling primary exterior materials)
- Floor Plans (fully dimensioned plans including interior wall and room location)

Provide collated project plan sets as follows:

- **Seven (7) copies** of a full-sized plan set drawn to a scale of 1 inch = 20 feet (folded or rolled and stapled)
- **Twenty Five (25) copies** of the plan set reduced to fit onto 11 X 17-inch paper (folded and stapled)
- **One (1) copy** of the plan set reduced to fit onto 8 1/2 X 11-inch paper

* For projects requiring review by the **Urban Design Commission**, provide **Fourteen (14) additional 11x17 copies** of the plan set. In addition to the above information, all plan sets should also include: 1) Colored elevation drawings with shadow lines and a list of exterior building materials/colors; 2) Existing/proposed lighting with photometric plan & fixture cutsheet; and 3) Contextual site plan information including photographs and layout of adjacent buildings and structures. The applicant shall bring samples of exterior building materials and color scheme to the Urban Design Commission meeting.

Letter of Intent: Provide one (1) Copy per Plan Set describing this application in detail including, but not limited to:

- | | | |
|---|---|--|
| • Project Team | • Building Square Footage | • Value of Land |
| • Existing Conditions | • Number of Dwelling Units | • Estimated Project Cost |
| • Project Schedule | • Auto and Bike Parking Stalls | • Number of Construction & Full-Time Equivalent Jobs Created |
| • Proposed Uses (and ft ² of each) | • Lot Coverage & Usable Open Space Calculations | • Public Subsidy Requested |
| • Hours of Operation | | |

Filing Fee: Refer to the Land Use Application Instructions & Fee Schedule. Make checks payable to: City Treasurer.

Electronic Submittal: All applicants are required to submit copies of all items submitted in hard copy with their application as Adobe Acrobat PDF files on a non-returnable CD to be included with their application materials, or by e-mail to pcapplications@cityofmadison.com.

Additional Information may be required, depending on application. Refer to the Supplemental Submittal Requirements.

6. Applicant Declarations

Pre-application Notification: The Zoning Code requires that the applicant notify the district alder and any nearby neighborhood and business associations in writing no later than **30 days prior to FILING this request**. List the alderperson, neighborhood association(s), and business association(s) AND the dates you sent the notices: waiver requested, see attached

→ If a waiver has been granted to this requirement, please attach any correspondence to this effect to this form.

Pre-application Meeting with Staff: Prior to preparation of this application, the applicant is required to discuss the proposed development and review process with Zoning and Planning Division staff; note staff persons and date.

Planning Staff: Kevin Firchow Date: 9/13/16 Zoning Staff: Matt Tucker Date: 9/13/16

The applicant attests that this form is accurately completed and all required materials are submitted:

Name of Applicant: Summit Strength & Fitness LLC Relationship to Property: Lessee
 Authorizing Signature of Property Owner: [Signature] Date: 9/16/16
Joda Enterprises, LLC
Damon P. Bourne

Ken Kubiesa

From: Ken Kubiesa
Sent: Tuesday, September 13, 2016 4:35 PM
To: District14@CityofMadison.com
Cc: MTucker@CityofMadison.com; KFirchow@CityofMadison.com; Keith Kubiesa
Subject: Notice of Intent / Waiver

Dear Alder Carter,

This is our Notice of Intent to Submit for a Conditional Use for Unit 2 at 3118 Kingsley Way, Madison for conducting the business of a private rock climbing training gym.

Our facility will not be open to the general public but only for private clients of the gym. We also ask for Waiver of the 30-day noticing period so that we can submit our application by September 21st for the November 7th meeting.

I and my son Keith Kubiesa, who is a Madison resident, certified strength trainer, rock climbing coach and will be the trainer at this facility, met earlier today with with Matt Tucker and Kevin Firchow concerning this proposed use. If you have any questions please contact either of us, Matt or Kevin. Thanks for your attention to this matter.

Ken Kubiesa
Summit Strength & Fitness LLC
Cell 630 251 1443

Keith Kubiesa
Summit Strength & Fitness LLC
Cell 630 217 7119

Sent via the Samsung GALAXY S@4, an AT&T 4G LTE smartphone

Summit strength & Fitness LLC

September 19, 2016

Matt Tucker
Zoning Administrator
City Of Madison
215 Martin Luther King Jr. Blvd.
Madison, WI 53701

re: Application for a Conditional Use in the IG District

Dear Matt,

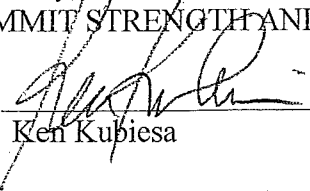
Please let this serve as Summit Strength & Fitness LLC's Letter of Intent to the City for a Conditional Use of Unit 2 at 3118 Kingsley Way, in the IG District of the City, for school, arts, technical or trade activity as you advised was appropriate in our meeting including Kevin Firchow on September 13. The Land Use Application for that Conditional Use is filed herewith. The premises is inside a warehouse building of a total size of 16,000 square feet. Our use will occupy only the inside Unit 2 of the building of approximately 3,300 square feet. The Application includes Site and Floor Plans that depict Unit 3 and the building and its elevations.

Summit Strength & Fitness LLC is a new business that intends to establish a facility in Madison that trains rock climbers, coaches and other athletes concerning rock climbing, strength and fitness. Attached to this letter is a description of the business by Keith Kubiesa, the principal of the company and the trainer/coach who will teach, train and coach clients. The project team consists of Keith, the undersigned, Ken Kubiesa, legal advisor, investor, and Secretary of the company and Futurist Climbing Consultants, Inc. of Albuquerque, New Mexico. Futurist is currently designing a state of the art climbing surface and equipment layout for the facility. The estimated cost of the project is \$75,000.

The hours of operation of the facility are set out in Keith Kubiesa's memo attached hereto. The only improvements to the site will be inside Unit 2, including a bike rack near the rear overhead door. All near and adjacent properties are located in the IG District so that there should be no negative impact on any residential or nearby properties. In fact, the absence any longer of truck traffic to and from the rear of Unit 2 should be of some benefit to the building and the immediate area.

We intend to present our application to the Plan Commission on November 7, 2015. If you, staff or any member of the Plan Commission has questions about this submittal, please contact the undersigned. Thanks for your attention to and consideration.

Sincerely,
SUMMIT STRENGTH AND FITNESS LLC

By: 
Ken Kubiesa

Ken Kubiesa

From: Keith Kubiesa [keith.kubiesa@gmail.com]
Sent: Sunday, September 18, 2016 9:34 PM
To: Ken Kubiesa
Subject: business model

As a client, your time in the facility will be accompanied by myself (Keith Kubiesa) or another certified trainer or coach. Business will be conducted on various different levels (one on one coaching, group training, team building, nutritional consulting/fitness planning) under the supervision of a coach or trainer. At no time will there be any client in the gym unsupervised. This in fact means that we will not operate on open gym/walk in business model. This will allow each client uninterrupted use of the space while perfecting their skill with the guidance of a coach or trainer.

One on one training or coaching will consist of minimum one hour time blocks on a appointment only basis. These sessions will consist of a coach/trainer working hands on with their clients. The majority of business will be conducted in the morning and late afternoon. However times will vary based on individuals schedules. There will be no set hours due to the fact that there will be no come in as you wish business.

Group training will be at set hours during the week, no weekends. The times will take place in the evening. These classes will consist of 6-12 people in order for the coach to provide quality feedback to each individual in the hour allotted. There will be two types of training sessions during the week. One will be focused on learning how to use various tools to improve your rock climbing skills. The other class will focus on teaching general fitness techniques in order to stay in shape.

All team building will happen on a 2.5 hour basis under the strict supervision and instruction from a coach. These sessions will be geared towards teenage kids and conducted in a similar fashion as to which kids dance or karate classes are held. These sessions will be set in place in order to teach the kids how to properly build and execute a climbing training plan. We will prepare kids to become national level competition climbers and life time devotees to the lifestyle of rock climbing and fitness.

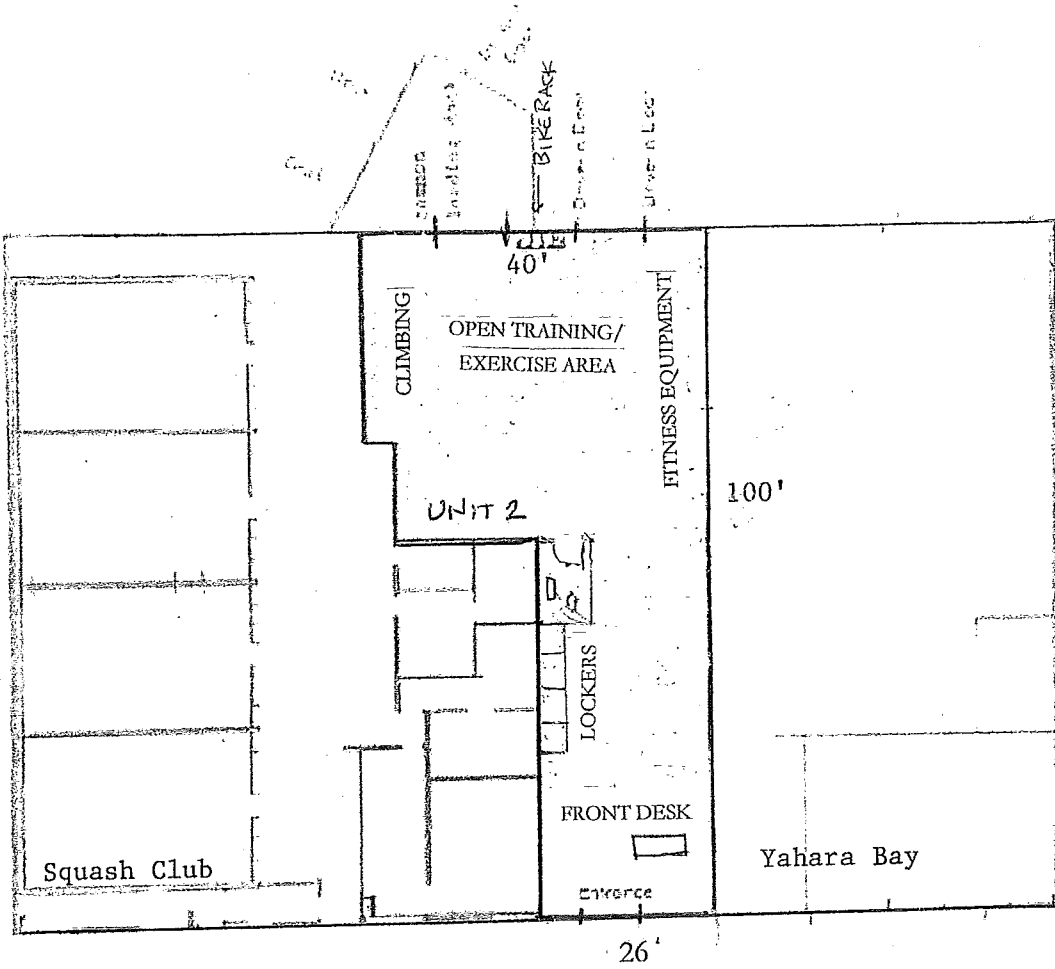
Consulting will be done mostly via email and phone with the occasional one on one meeting at the gym. The meetings will consist of going over progress and checking in with my clients in order to make any changes necessary to their health, diet, fitness, or climbing plans.

The rear left section of the warehouse space will be equipped with the climbing apparatus. Under that wall will be gymnastic type mats to protect the individual from the cement floor. On the opposite side of the room we will have free weights such as dumbbells, kettle-bells, barbells and weight plates. These will be underneath and within a steel pull up bar structure. The majority of the warehouse will be open space in order to freely move about to perform body weight movements such as; stretching, plyometrics, calisthenics, and agility work.

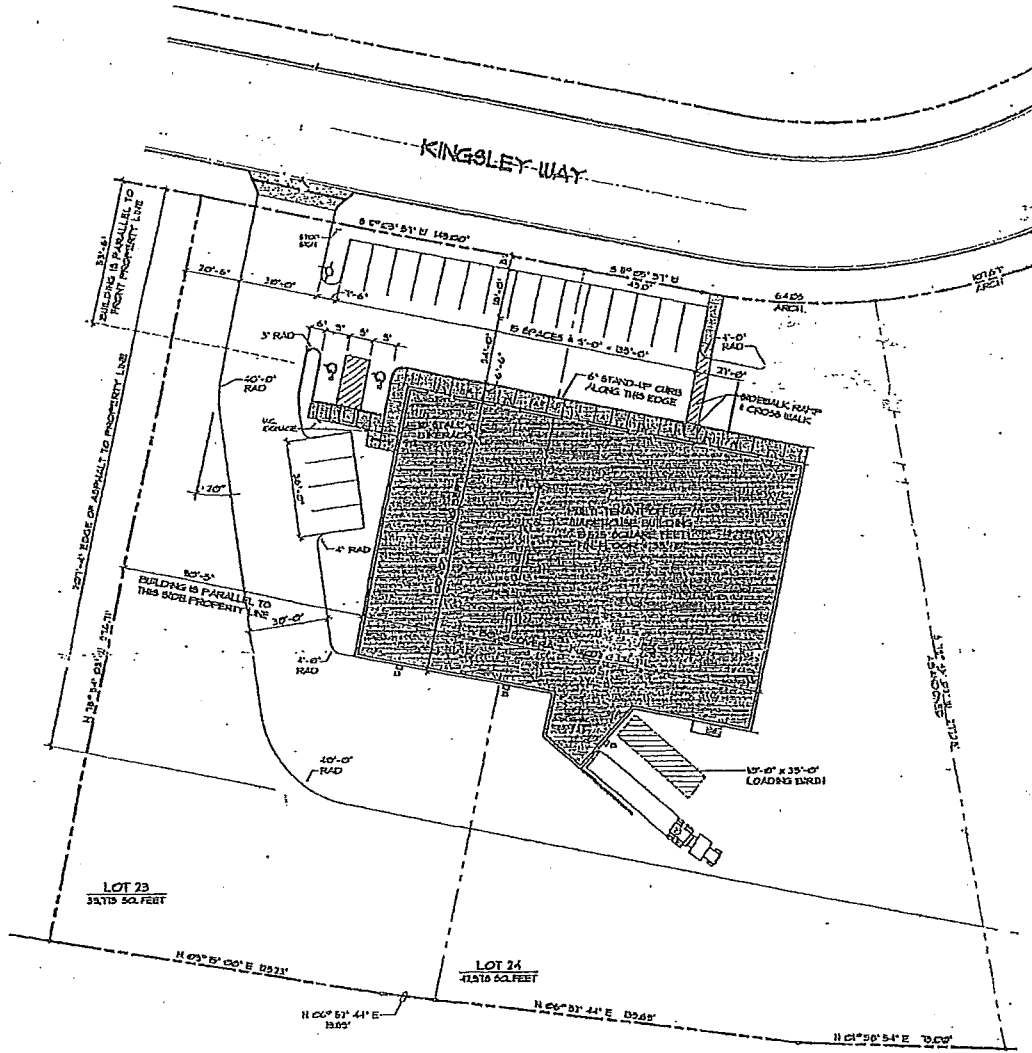
Stay Positive,
Keith Kubiesa, CSCS (certified strength & conditioning specialist)
CoachKubi.com

SUMMIT STRENGTH & FITNESS, LLC

FLOOR PLAN
UNIT 2, 3118 KINGSLEY WAY
MADISON, WISCONSIN



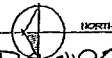
3118 Kingsley Way



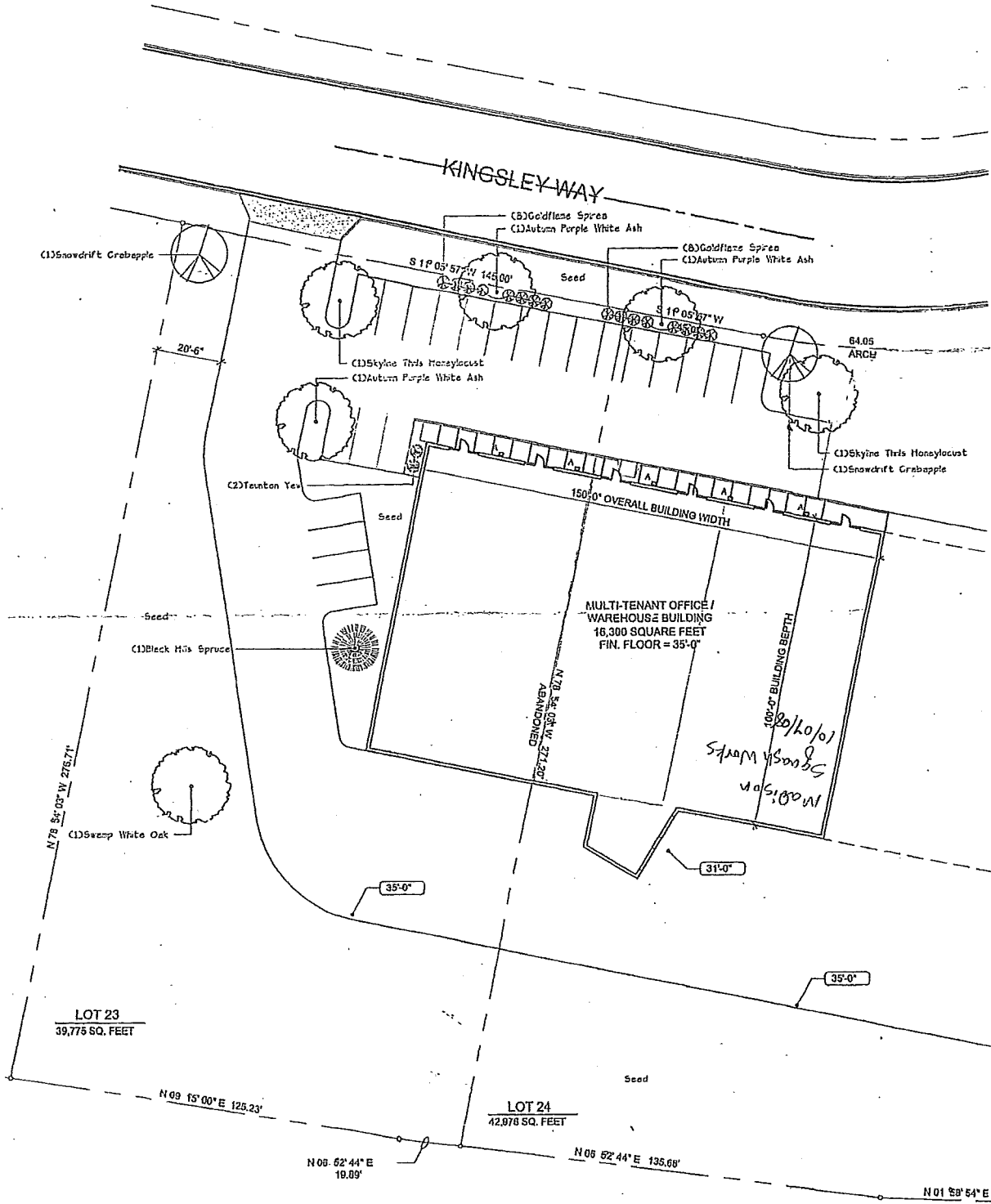
(1)
C-11

EXISTING SITE PLAN

SCALE: 1" = 30' - 0"



APPROVED - NO CHANGES PROPOSED



EXISTING LANDSCAPE PLAN

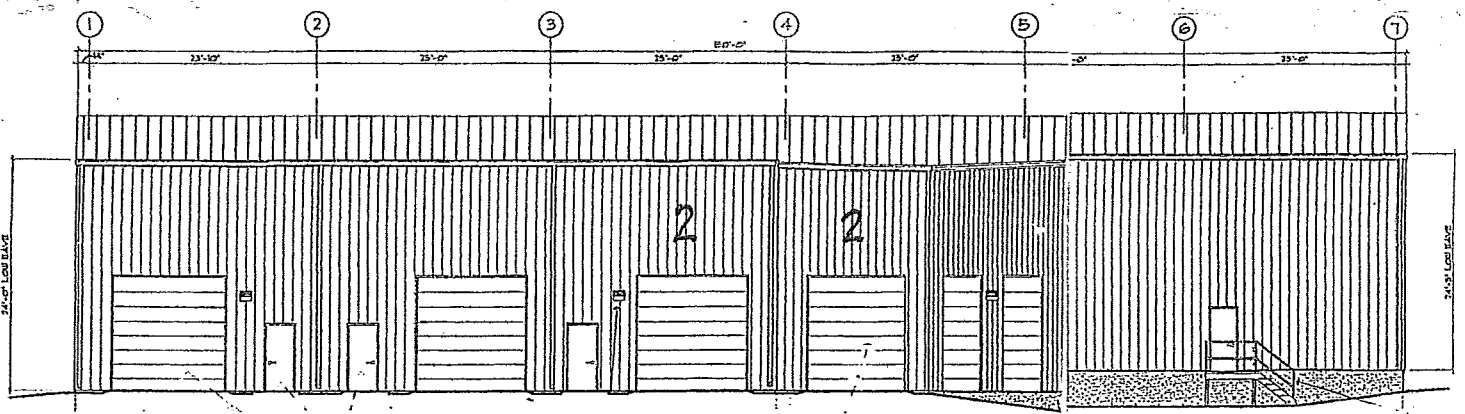


SCALE: 1" = 20' - 0"



NORTH

NORTH ELEVATION - 3118 Kingsley Way, Madison





keith kubiesa <keith.kubiesa@gmail.com>

Notice of Intent / Waiver

3 messages

Ken Kubiesa <kubiesa@kaatty.com>

Tue, Sep 13, 2016 at 4:34 PM

To: "District14@CityofMadison.com" <District14@cityofmadison.com>

Cc: "MTucker@CityofMadison.com" <MTucker@cityofmadison.com>, "KFirchow@CityofMadison.com" <KFirchow@cityofmadison.com>, Keith Kubiesa <keith.kubiesa@gmail.com>

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I and my son Keith Kubiesa, who is a Madison resident, certified strength trainer, rock climbing coach and will be the trainer at this facility, met earlier today with with Matt Tucker and Kevin Firchow concerning this proposed use. If you have any questions please contact either of us, Matt or Kevin. Thanks for your attention to this matter.

Ken Kubiesa
Summit Strength & Fitness LLC
Cell 630 251 1443

Keith Kubiesa
Summit Strength & Fitness LLC
Cell 630 217 7119

Sent via the Samsung GALAXY S64, an AT&T 4G LTE smartphone

Carter, Sheri <district14@cityofmadison.com>

Tue, Sep 20, 2016 at 3:30 PM

To: Ken Kubiesa <kubiesa@kaatty.com>

Cc: "Tucker, Matthew" <MTucker@cityofmadison.com>, "Firchow, Kevin" <KFirchow@cityofmadison.com>, Keith Kubiesa <keith.kubiesa@gmail.com>

Good Afternoon,

Per my conversation with Matt Tucker regarding this proposal; I am submitting my approval to waive the 30 day waiver.

*Best Regards,
Alder Sheri Carter*

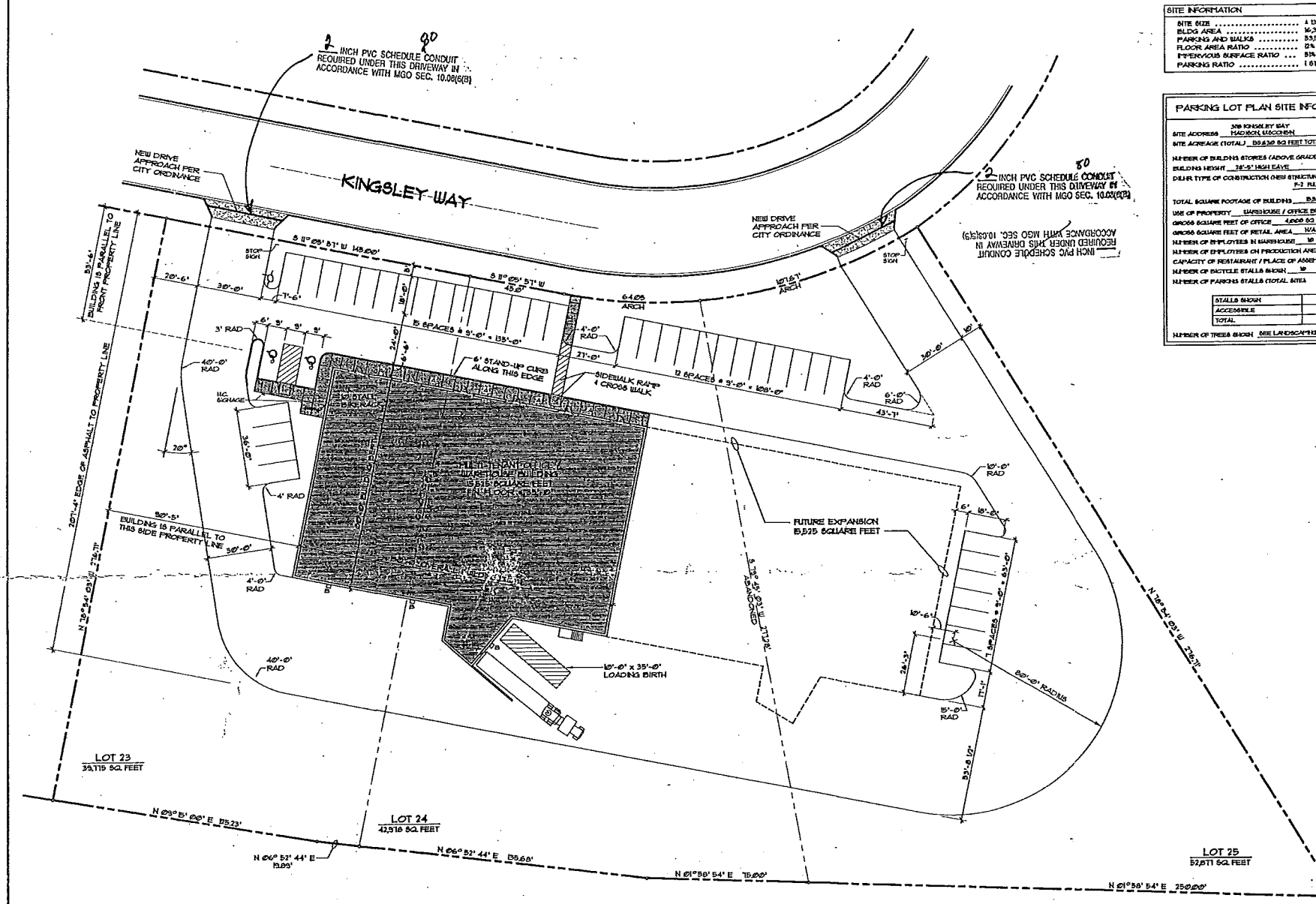
District 14 - Madison Common Council

(c) 608-698-6027

e-mail: district14@cityofmadison.com

website: www.cityofmadison.com/council/district14

Confidentiality Notice: This E-mail and any attachments may contain confidential information. Use and further disclosure of the information by the recipient must be consistent with applicable laws, regulations and agreements. If you received this E-mail in error, please notify the sender; delete the E-mail; and do not use, disclose or store the information it contains.



SITE INFORMATION

SITE ADDRESS: 3118 KINGSLEY WAY, MADISON, WISCONSIN
 SITE AREA (TOTAL): 100,000 SQ FEET TOTAL = 2.3 ACRES
 NUMBER OF BUILDING STORIES (ABOVE GRADE): 1
 BUILDING HEIGHT: 35'-0" (MAX. HEIGHT)
 DEAR TYPE OF CONSTRUCTION (SEE STRUCTURES OR ADDITIONAL): F-2 FULLY SKEWERED
 TOTAL SQUARE FOOTAGE OF BUILDING: 8,825 SQ FT
 USE OF PROPERTY: WAREHOUSE / OFFICE BUILDING
 GROSS SQUARE FEET OF RETAIL AREA: 100
 NUMBER OF EMPLOYEES IN WAREHOUSE: 10
 NUMBER OF EMPLOYEES IN PRODUCTION AREA: N/A
 CAPACITY OF RESTAURANT / PLACE OF ASSEMBLY: N/A
 NUMBER OF RETAIL STALLS IN BAY: 2
 NUMBER OF PARTICLE STALLS IN BAY: 2
 NUMBER OF PARKING STALLS (TOTAL AREA): 60

STALLS IN BAY	2
ACCESSIBLE	2
TOTAL	40

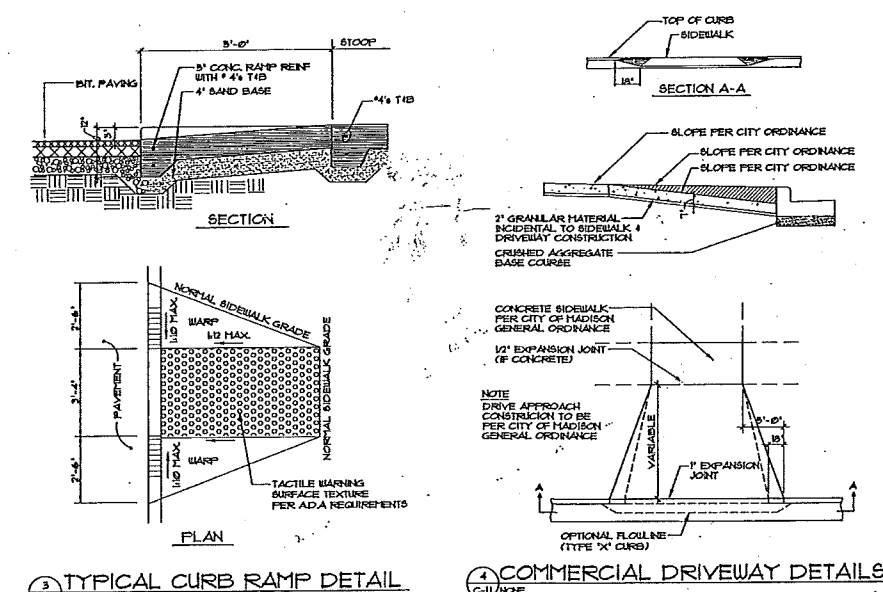
NUMBER OF TRUCKS IN BAY: SEE LANDSCAPE

GENERAL NOTES:

- ALL PAINT STRIPPINGS SHALL BE 4" WIDE, YELLOW
- H.C. CURBS CUTS AND RAMPERS PER ADA SEC. 411 MAX. SLOPE TO BE 1:10, MIN. WIDTH TO BE 36" FLARE SIDES 12" EACH SIDE WITH MAX. SLOPE OF 1:60. AREA TO BE COLORED CONCRETE WITH TEXTURE IN COMPLIANCE WITH ADA REQUIREMENTS
- ALL DIMENSIONS ARE FROM FACE OF CONCRETE WALL, FACE OF CURB OR CENTER OF PROPERTY LINE.
- BUILDINGS PAVES IS 3" SURFACE COURSE ON 6" COMPACTED STONE BASE
- ALL EXTERIOR CONCRETE SIDEWALKS TO BE 6" BAG MIX WITH WESTERN FINISH 5" THICK 1/2" B&P REINFORCING ON 6" COMPACTED FILL.
- NOT USED
- SEWER AND WATER CONSTRUCTION SHALL BE COMPLETED IN ACCORDANCE WITH THE CITY OF MADISON STANDARD SPECIFICATION
- FIRE PROTECTION SHALL BE PROVIDED IN ACCORDANCE WITH THE REQUIREMENTS OF THE FIRE DEPARTMENT
- SIDEWALKS AND DRIVEWAY APPROX CONSTRUCTION WITHIN THE PUBLIC RIGHTS OF WAY SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF MADISON STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION
- DURING CONSTRUCTION REMOVE CASTING GRATE ON ALL CATCH BASINS INSTALL WATER PERMEABLE MEMBRANE FOR SILT INFILTRATION PROTECTION AND REINSTALL CASTING GRATE. SECURE PERMEABLE IN THE FLOW LINE WITH 2X4 MATERIAL
- EXISTING WATERMAN VALVES SHALL BE MARKED AND PROTECTED FOR DURATION OF CONSTRUCTION
- SLOPES GREATER THAN 3:1 SHALL BE LINED WITH EROSION MATTING
- TRACKED MATERIAL SHALL BE COLLECTED BY THE GENERAL CONTRACTOR AT THE END OF EACH WORKING DAY OR AS REQUIRED BY THE CITY
- PROVIDE KNOX BOX FOR THE FIRE DEPARTMENT. CO-ORDINATE LOCATION WITH FIRE DEPARTMENT PRIOR TO INSTALLATION
- SIGNALS IS NOT PART OF THIS PROJECT SUBMITTAL
- SIKESKON CONTRACTOR TO CREATE AND GRADE TO DRAIN THE BUILDING PAD FOR THE FUTURE WAREHOUSE BUILDING
- ALL ASPHALTIC AREAS AND PARKING LOT ISLANDS SHOWN ON PLAN ARE TO BE BID-OUT & CONSTRUCTED DURING THE INITIAL WAREHOUSE CONSTRUCTION

LIGHT FIXTURE KEY

- 1200 MH WALL-PAC W/ PROJECTION CUTOFF, RILED CATALOG # SE 4410 - D MOUNTED # 3'-0" AFF. (FIVE TOTAL)
- 2500 MH WALL-PAC RILED CATALOG # GWP #475 - M MOUNTED # 10'-0" AFF. (THREE TOTAL)



3) TYPICAL CURB RAMP DETAIL
C-11) NO SCALE

4) COMMERCIAL DRIVEWAY DETAILS
C-11) N/A

1) PROPOSED SITE PLAN
C-11) SCALE: 1" = 30' - 0"
NORTH

634 West Main Street
Madison, WI 53103
608-251-1090
FAX 608-251-1092

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PROPOSED FACILITY FOR:
OFFICE/WAREHOUSE BUILDING
MICHELSON ASSOCIATES INC
3118 KINGSLEY WAY
MADISON, WISCONSIN

Plan/Parking Facility Approval

Address: 3118 KINGSLEY WY	Phone:
Contact Person: JOHN BIENO	257-1090
Date: 04-08-04	
Signature: J.P. Cavanagh	Date: 3/15/04
Signature: [Signature]	Date: 4/13/04
Signature: [Signature]	Date: 4/15/04
Signature: [Signature]	Date: 4-9-04

C-1.1
3.4.04